



**Wellington Grove, Solihull**

Offers Over £475,000

**xact**  
SALES & LETTINGS



## Wellington Grove

Solihull |

### PROPERTY OVERVIEW

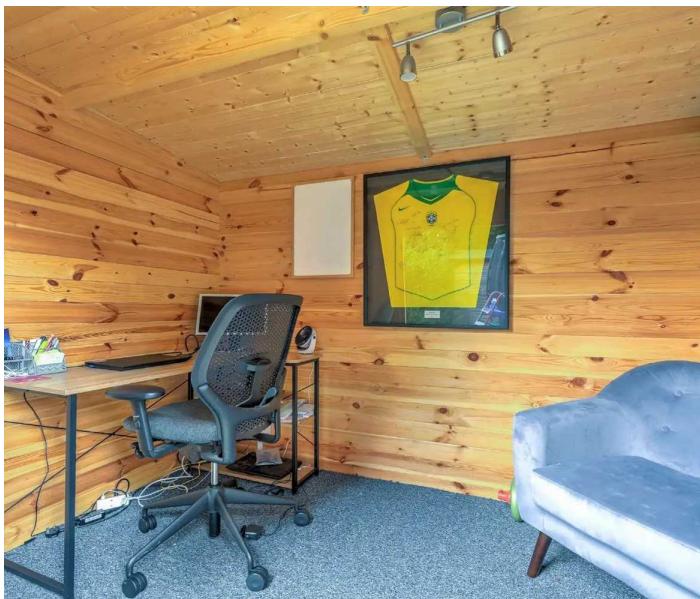
Situated in a quiet cul-de-sac location, an ideal opportunity to purchase this impressive three bedroom traditional semi detached which has been immaculately maintained throughout. The property benefits from gas central heating, double glazing and has the added attraction of a large open plan kitchen/dining/family room with sliding doors leading out to the rear garden. The accommodation briefly comprises of: enclosed porch, entrance hall, spacious open plan kitchen/dining/family room, living room, utility, three bedrooms, bathroom, landscaped garden with home office and garage.

Council Tax band: E

Tenure: Freehold

- Three Bedroom Semi Detached
- Immaculately Maintained & Decorated
- Early Viewing Essential
- Open Plan Kitchen/Dining/Family Room
- Living Room
- Bathroom
- Home Office





## PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

## ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, some curtains and light fittings, fitted wardrobes in one bedroom, garden shed and greenhouse.

## ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: Sky - Fibre optic. Loft Space: boarded with ladder and lighting

## MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

**ENCLOSED PORCH****HALL**

12' 2" x 6' 5" (3.70m x 1.96m)

**LIVING ROOM**

16' 9" x 11' 11" (5.10m x 3.62m)

**KITCHEN/DINING/FAMILY ROOM**

27' 0" x 12' 4" (8.22m x 3.75m)

**UTILITY**

7' 10" x 5' 9" (2.38m x 1.74m)

**FIRST FLOOR****BEDROOM ONE**

16' 4" x 10' 1" (4.98m x 3.07m)

**BEDROOM TWO**

12' 6" x 12' 1" (3.82m x 3.68m)

**BEDROOM THREE**

9' 1" x 7' 8" (2.78m x 2.33m)

**BATHROOM**

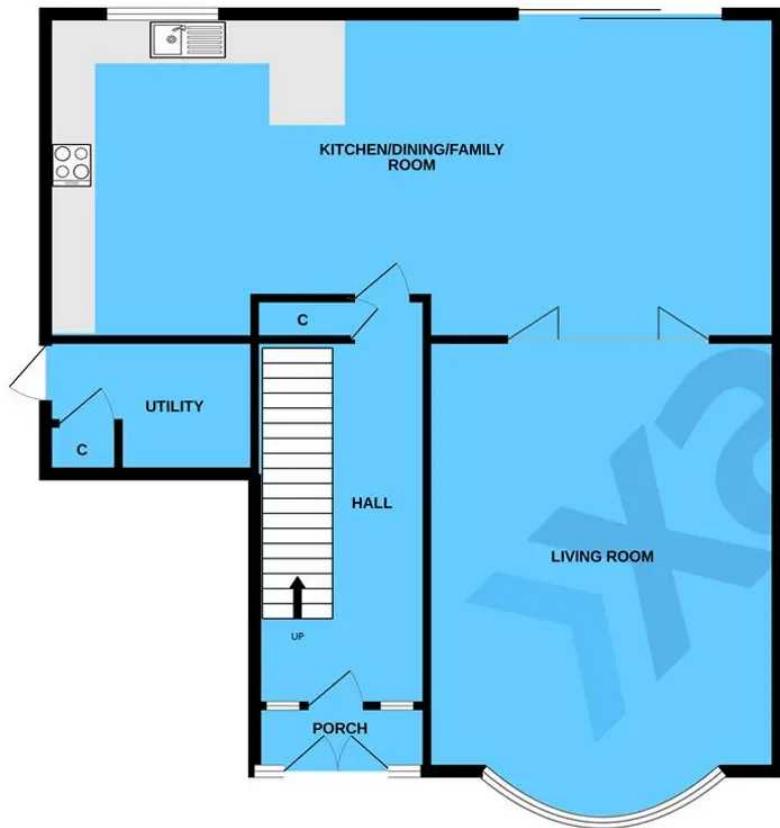
8' 9" x 6' 8" (2.66m x 2.03m)

**OUTSIDE THE PROPERTY****NORTH EAST FACING REAR GARDEN****GARAGE**

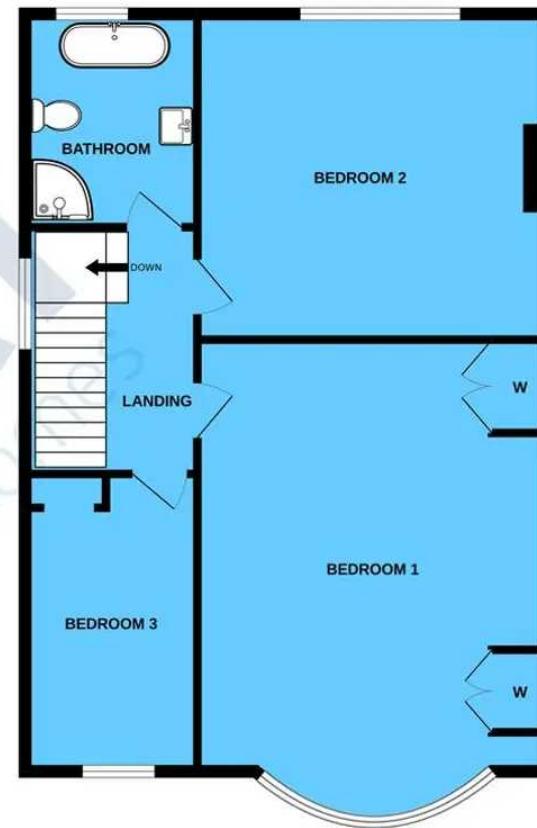
8' 8" x 7' 11" (2.65m x 2.41m)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Xact Homes**

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